



WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
Charleston, WV 25305-0311
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Office: (304) 558-2234 • WVDO.org

AVAILABLE SPACE JADAD BUILDING



WESTON, WEST VIRGINIA

LOCATION

Building Address - 395 Route 33 East
Weston, WV 26452

Located in City Limits - No

County - Lewis

Located in Business/Industrial Park - No

Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 91,893

Total Available Sq. Ft. - 36,500

Acres - 10.61

Available Manufacturing/Warehouse Sq. Ft. - 36,500

Available Office Sq. Ft. - 0

CEILING HEIGHT

Manufacturing/Warehouse Space - 21' at eaves and 43'-6" at center

Office Space - 9' to 10'

SPECIFICATIONS

Can the Building be Expanded - Yes

Number of Additional Sq. Ft. Building can be Expanded -

Is There Additional Land Available - No

Number of Additional Acres - 0

Date of Construction - Complete renovation in mid 80's

Dates of Expansion - None

Date Vacated - 2006

Floor Thickness and Composition - Carpet and ceramic tile in office space, reinforced concrete in manufacturing/warehouse spaces

Wall Composition - Vinyl over drywall in office space, insulated steel panels in manufacturing/warehouse spaces

Wall Insulation (Thickness & Type) -

Roof Composition - Rubber on offices, steel on manufacturing/warehouse spaces

Roof Insulation (Thickness & Type) -

Column Spacing - Clear space in one section and 25' x 68' in other
Type of Sprinkler System (What Spaces Served) - Wet system serves entire facility

Office HVAC - Roof top units

Manufacturing/Warehouse HVAC - Suspended gas furnaces

Type of Lighting in Manufacturing/Warehouse Space - Mercury Vapor

Number and Capacity of Overhead Cranes - 0

Number of Truck Docks - Three (None available)

Number and Size of Drive-Through Bay Doors - Seven of various sizes (Five available)

Number of Parking Spaces - 150

Previous use of the Building - Glass factory, hand blown glass

TRANSPORTATION

Interstate/4 Lane Highway - 2 miles to I-79 Interchange Exit 99

Commercial Airport - 25 miles to North Central West Virginia Airport

Railroad - None

Railroad Siding - None

Navigable Waterway - None

On-Site Barge Facility - None



TRUCK DOCKS LOCATED AT SIDE OF BUILDING

UTILITIES

Electricity - Mon Power

Voltage -

Phase - 3

Gas - Dominion, owner has gas well on property

Size of Service Line -

Gas Pressure -

Water - West Virginia American Water, owner has water tank on property

Size of Service Line -

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - City of Weston

Size of Service Line -

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - For lease only

Sale Terms - For lease only

Lease Price - \$6.00 psf

Lease Terms - Negotiable

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Richard Ritter

123 Meigs Avenue

Clarksburg, WV 26301

Phone: (304) 623-5478 or 695-0258

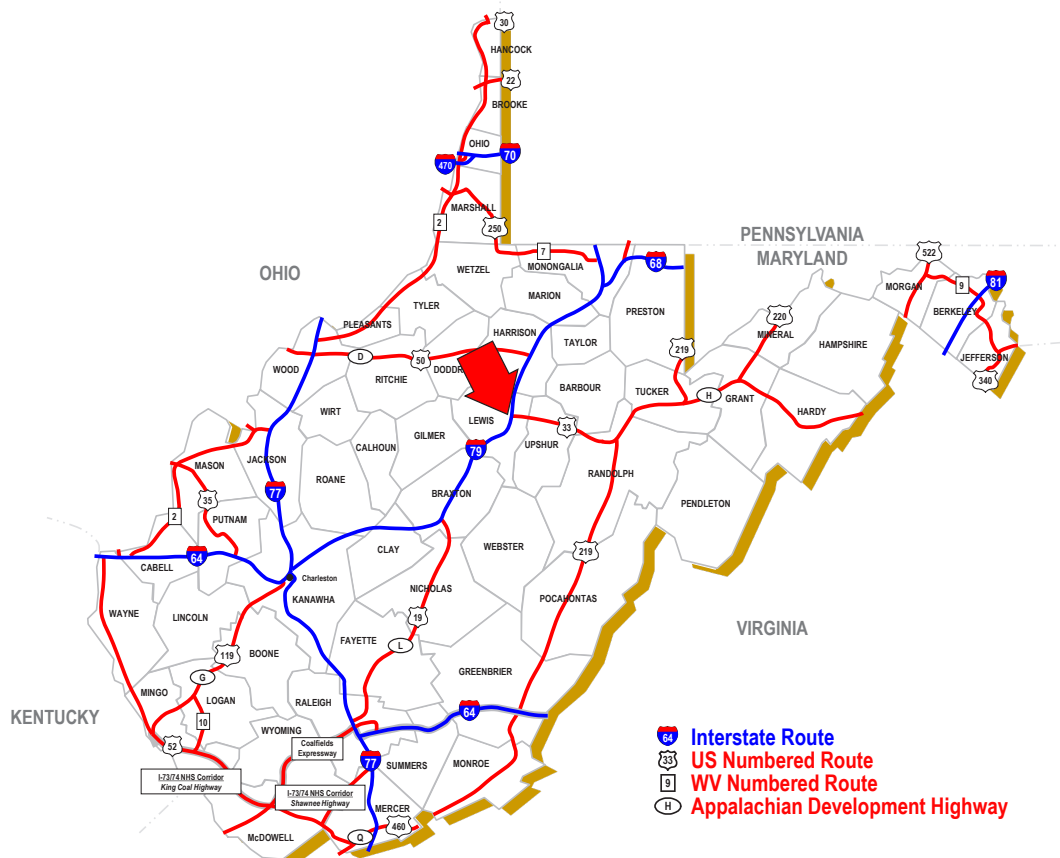
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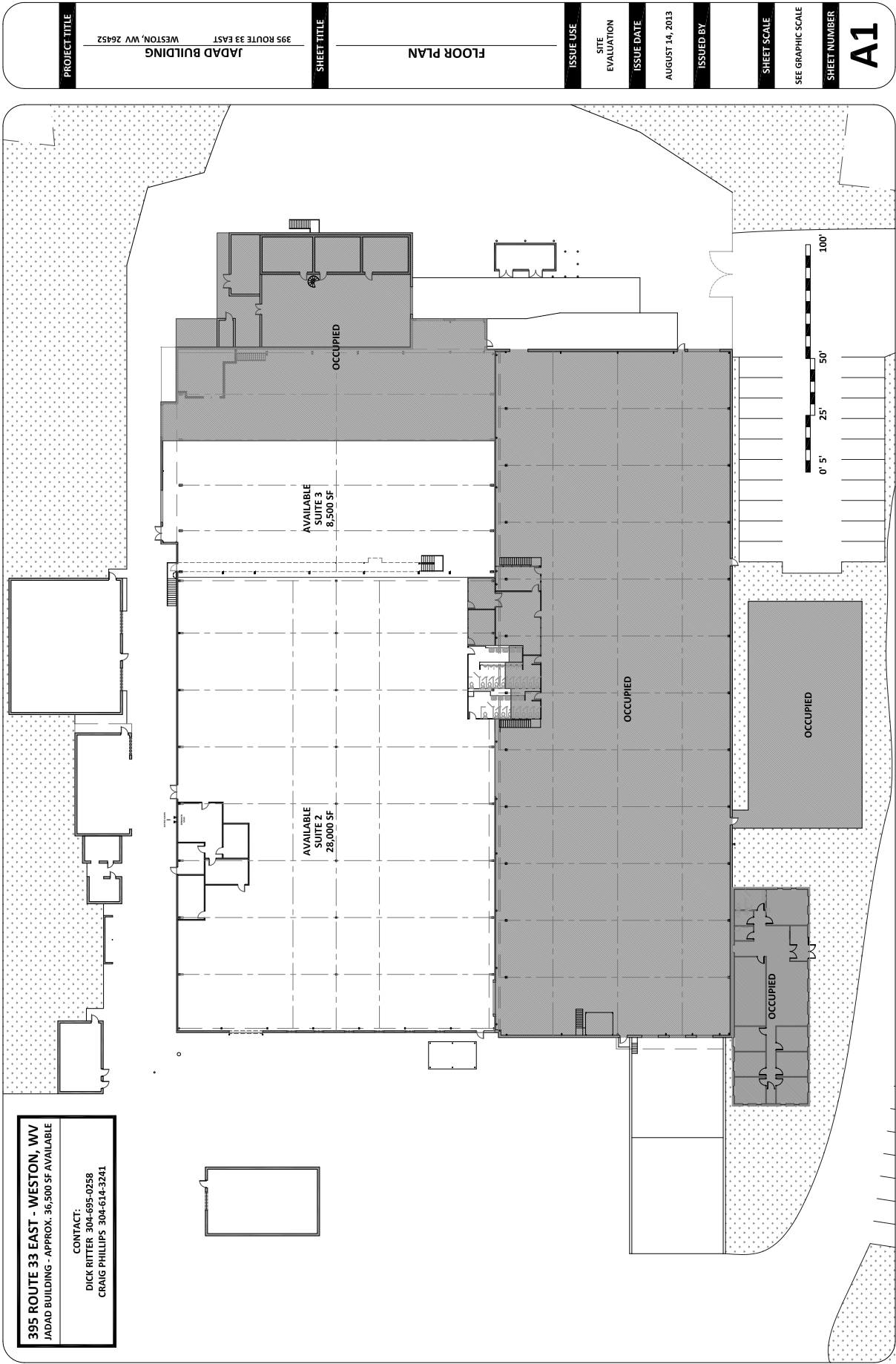
250 & 500 MILE RADIUS FROM WESTON, WEST VIRGINIA



WESTON, WEST VIRGINIA



BUILDING LOCATION IN WESTON, WEST VIRGINIA



FLOOR PLAN (NOT TO SCALE)



AVAILABLE SUITE 2 - 28,000 SQ. FT.



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AVAILABLE SUITE 3 - 8,500 SQ. FT.